



17 Bryggen Road, North Lynn Ind. Est. King's Lynn PE30 2HZ
Industrial Premises with Office

BROWN & CO

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Industrial Premises with Office

To Let £32,000 pax

- Bullets Open Plan Office
- Large Kitchen/Staff Room
- Loading Bay
- Communal Parking



LOCATION

The property is located on the popular North Lynn Industrial Estate, off Edward Benefer Way, one of the main arterial routes into King's Lynn Town Centre. The property is conveniently situated just off Bryggen Road, in this busy mixed commercial hub. King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

17 Bryggen Road comprises a part brick, part profiled steel sheet cladding building of steel portal frame construction with side loading bay / canopy. There is a large open plan office to the front and generous kitchen / staff room with W/Cs just off the entrance lobby. The main warehouse has a painted concrete floor, LED tube lighting, W/Cs, redundant gas heaters and various electrical sockets mounted on the perimeter walls. An up and over door (5.04m x 4.42m) provides access from the loading bay to the warehouse. Clear height extends to 3.34m.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

DESCRIPTION	Sqm	Sqft
Warehouse	545.23	5,869
Inc Offices		
Overall	545.23	5,869

SERVICES

We understand the property is connected to mains electricity (3-phase), water, gas and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.
Rateable value: £26,500 / Rates payable: £12,974.00

LEASE & RENTAL TERMS

The property is offered to let on a new effective Full Repairing and Insuring (FRI) lease for a minimum term of 3 years or multiples thereof. The tenant will be responsible for internal repairs and the landlord responsible for the structure and external areas.

EPC

The property has an EPC rating of D.

VAT

VAT will be charged on the rent.

LEGAL COSTS

The incoming tenant will be responsible for reasonable legal and surveyor costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent. For further information or to arrange a viewing please contact: Alex Brown / Alison Richardson
T: 01553 778068
alex.brown@brown-co.com / alison.richardson@brown-co.com



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